

FUND 340

HOUSING ASSISTANCE PROGRAM

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2004 Advertised Budget Plan, as approved by the Board of Supervisors on April 28, 2003:

- ◆ A decrease for Project 003923, Undesignated Projects, reducing the expenditure appropriation for Commercial Revitalization undesignated projects within Fund 340 by \$665,000. In addition, the General Fund transfer is decreased by \$665,000. It should be noted that an amount of \$1,158,000 is included in Fund 142, Community Development Block Grant, for revitalization projects. The reduction in Fund 340 will defer projects that are not eligible for federal funding.

The following funding adjustments reflect all approved changes to the FY 2003 Revised Budget Plan from January 1, 2003 through April 21, 2003. Included are all adjustments made as part of the FY 2003 Third Quarter Review:

- ◆ An audit adjustment in the amount of \$4,512 decreases the FY 2002 Beginning Balance to reconcile a previously recorded increase in Fund Balance.

County Executive Proposed FY 2004 Advertised Budget Plan

Purpose

The Housing Assistance Program has been a source of funds for the development of low- and moderate-income housing and support of public improvement projects in low- and moderate-income neighborhoods. In recent fiscal years the primary use of the Fund is to support the Commercial Revitalization Program including staff resources, marketing, consultant services, and capital projects. The Fund also supports the Blight Abatement Program. In addition, proceeds from the U.S. Department of Housing and Urban Development (HUD) Section 108 Loan provide for public improvement projects in five of the County's Conservation Areas.

FY 2004 Initiatives

In FY 2004, \$1,600,000, the same level of funding as the FY 2003 Adopted Budget Plan, is provided for Commercial Revitalization activities including \$935,000 to address current program needs for staffing and other efforts associated with countywide revitalization projects and \$665,000 for projects to be approved by the Board of Supervisors in the context of the Capital Improvement Program (CIP) or other planning discussions of priorities. Potential projects identified for FY 2004 include: Annandale Revitalization Area – continuation of the façade improvement program for design guidelines and property improvements and funding to match Economic Development Initiatives (EDI) support for a feasibility study for the proposed Annandale Multi-Cultural Center; Springfield Revitalization Area – a feasibility study for the development of a cultural arts center, artist housing, studio space, and performance and gallery space, Alexandria Revitalization Area – continue the Richmond Highway Façade Improvement Program; Bailey's Crossroads Revitalization Area – a feasibility analysis to establish a Seven Corners International Market; and Revitalization Field Services – facilitate services on behalf of the local business community, such as promotional and/or special events associated with business-oriented functions such as networking, training, and information sessions.

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Funding Adjustments

The following funding adjustments reflect all approved changes to the FY 2003 Revised Budget Plan since the passage of the FY 2003 Adopted Budget Plan. Included are all adjustments made as part of the FY 2002 Carryover Review and all other approved changes through December 31, 2002:

- ◆ As part of the *FY 2002 Carryover Review*, the Board of Supervisors approved an increase of \$13,605,904 primarily due to the carryover of unexpended project balances, \$8,469,833, the appropriation of bond proceeds from the 1988 Bond Referendum for Commercial and Development Areas, \$4,500,000, the appropriation of reimbursements from Project 014103, Richmond Highway, Project 003905, Gum Springs Improvements, and Project 013918, Jefferson Manor Public Improvements, for expenses previously incurred, and additional expenditure requirements, \$636,071.

A Fund Statement, a Summary of Capital Projects, and Project Detail Tables for the capital projects funded in FY 2004 are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project). The Project Detail Tables include project location, description, and source of funding and completion schedules.

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FUND STATEMENT

Fund Type H34, Capital Project Funds

Fund 340, Housing Assistance Program

	FY 2002 Actual	FY 2003 Adopted Budget Plan	FY 2003 Revised Budget Plan	FY 2004 Advertised Budget Plan	FY 2004 Adopted Budget Plan
Beginning Balance¹	\$3,044,335	\$4,512	\$1,186,042	\$6,130	\$1,618
Revenue:					
Miscellaneous Revenues	\$637,689	\$0	\$0	\$0	\$0
Bond Proceeds ²	0	0	4,500,000	0	0
Grant Proceeds	0	0	921,480	0	0
Section 108 Proceeds	1,370,000	0	7,000,000	0	0
Total Revenue	\$2,007,689	\$0	\$12,421,480	\$0	\$0
Transfer In:					
General Fund (001)	\$1,850,000	\$1,600,000	\$1,600,000	\$1,600,000	\$935,000
Total Transfer In	\$1,850,000	\$1,600,000	\$1,600,000	\$1,600,000	\$935,000
Total Available	\$6,902,024	\$1,604,512	\$15,207,522	\$1,606,130	\$936,618
Expenditures:					
Capital Projects ²	\$5,715,982	\$1,600,000	\$15,205,904	\$1,600,000	\$935,000
Total Expenditures	\$5,715,982	\$1,600,000	\$15,205,904	\$1,600,000	\$935,000
Total Disbursements	\$5,715,982	\$1,600,000	\$15,205,904	\$1,600,000	\$935,000
Ending Balance	\$1,186,042	\$4,512	\$1,618	\$6,130	\$1,618

¹ An audit adjustment in the amount of \$4,512 decreases the FY 2002 Beginning Balance to reconcile a previously recorded increase in Fund Balance. These adjustments have been included in the FY 2002 Comprehensive Annual Financial Report (CAFR).

² It should be noted that in the Fall of 1988 a Commercial and Development Bond Referendum was approved, of which \$9.7 million was designated for the redevelopment of the Woodley-Nightingale mobile home park. An amount of \$6.37 million remains authorized but unissued for this project. An amount of \$4,500,000 was appropriated at the FY 2002 Carryover Review including \$2,500,000 for Project 014100, Commerce Street Development, and \$2,000,000 for Project 014156, Merrifield Town Center. The balance of \$1,870,000 will remain authorized but unissued.

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FY 2004 Summary of Capital Projects

Fund: 340 Housing Assistance Program

Project #	Description	Total Project Estimate	FY 2002 Actual Expenditures	FY 2003 Revised Budget	FY 2004 Advertised Budget Plan	FY 2004 Adopted Budget Plan
003817	Bailey's Community Center	\$123,705	\$55,519.22	\$58,222.78	\$0	\$0
003844	Emergency Housing	578,449	0.00	128,584.80	0	0
003846	Bailey's Road Improvements	1,395,410	0.00	1,107,859.34	0	0
003848	Fairhaven Public Improvements	1,464,692	149.84	1,097,453.16	0	0
003875	Island Walk Cooperative	50,000	6,500.00	43,500.00	0	0
003884	Chatham Towne	62,350	0.00	62,350.00	0	0
003905	Gum Springs Public Improvements	2,610,882	762,483.35	1,062,663.99	0	0
003907	James Lee Community Center	665,509	429,249.30	151,964.86	0	0
003910	James Lee Road Improvement	352,092	0.00	94,033.96	0	0
003923	Undesignated Projects		0.00	0.00	665,000	0
003978	Lincolnia Elementary School	7,777,651	0.00	34,584.00	0	0
013808	Herndon Harbor House Phase I	25,180	0.00	0.00	0	0
013817	McLean Hills	22,666	0.00	22,666.00	0	0
013846	Murraygate Village	1,038,750	0.00	0.00	0	0
013905	Creighton Square/Lockheed Blvd	53,365	0.00	0.00	0	0
013912	Stevenson Street	64,863	0.00	0.00	0	0
013918	Jefferson Manor Public Imp.	4,885,037	3,210,304.38	1,393,331.35	0	0
013944	Gum Springs Community Center	9,785	0.00	0.00	0	0
013948	Little River Glen Phase II	9,384	0.00	0.00	0	0
013963	Section 108 Loan Issuance Costs		0.00	93,000.00	0	0
013966	Telegraph Road Property	36,908	0.00	0.00	0	0
013969	Castellani Meadows	9,875	0.00	0.00	0	0
014010	Commercial Revitalization		225,233.40	548,196.91	190,000	190,000
014020	Stonegate Village Phase II	14,750	0.00	1,371.41	0	0
014045	McLean Revitalization	100,000	0.00	50,000.00	0	0
014047	Lake Anne Reston	50,000	0.00	0.00	0	0
014048	Revitalization Spot Blight Abatement		16,044.25	415,016.69	0	0
014050	Herndon Senior Center	55,876	2,599.42	53,276.58	0	0
014100	Commerce Street Redevelopment	3,333,000	57,592.30	3,275,407.70	0	0
014101	Kings Crossing Redevelopment	575,000	10,280.00	563,843.10	0	0
014102	Gallows Road Streetscape	200,000	0.00	200,000.00	0	0
014103	Richmond Hwy Facade Imp	295,000	21,106.96	271,576.46	0	0
014104	Revitalization Program Costs		660,000.00	745,000.00	745,000	745,000
014115	Sacramento Community Center	712,000	0.00	711,118.36	0	0
014116	Partnership Programs		0.00	100,000.00	0	0
014117	Richmond Highway Corridor	100,000	295.00	99,705.00	0	0
014122	Allen Street	75,000	0.00	75,000.00	0	0
014125	David R. Pinn Community Center	100,000	0.00	100,000.00	0	0
014133	Springfield Bio-Info Incubator		250,000.00	0.00	0	0
014141	Mason District Park - EDI	89,802	8,624.69	81,177.31	0	0
014156	Merrifield Town Center Urban Park	2,000,000	0.00	2,000,000.00	0	0
014157	Annandale Façade Imp. Prgrm.	100,000	0.00	100,000.00	0	0
014158	Annandale Marketing	40,000	0.00	40,000.00	0	0
014159	Baileys 7 Corners Streetscape Imp.	150,000	0.00	150,000.00	0	0
014160	Baileys SE Quad. Town Ctr. Comm.	75,000	0.00	75,000.00	0	0
014161	Revitalization Field Services	200,000	0.00	200,000.00	0	0
Total		\$29,501,982	\$5,715,982.11	\$15,205,903.76	\$1,600,000	\$935,000

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003923	Undesignated Projects
Countywide	Countywide
<p>Description and Justification: During their deliberations on the <u>FY 2004 Advertised Budget Plan</u> the Board of Supervisors eliminated \$665,000 for this project.</p> <p>It should be noted that an amount of \$1,158,000 was approved for Commercial Revitalization projects in Fund 142, Community Development Block Grant. Potential projects identified for FY 2004 include: 1) Annandale Revitalization Area – continuation of the façade improvement program for design guidelines and property improvements and funding to match Economic Development Initiatives (EDI) support for a feasibility study of the proposed Annandale Multi-Cultural Center; 2) Springfield Revitalization Area – a feasibility study for the development of a cultural arts center, artist housing, studio space, and performance and gallery space; 3) Alexandria Revitalization Area – continue the Richmond Highway Façade Improvement Program; 4) Bailey's Crossroads Revitalization Area – a feasibility analysis to establish a Seven Corners International Market; and 5) Revitalization Field Services – facilitate services on behalf of the local business community, such as promotional and/or special events associated with business-oriented functions such as networking, training, and information sessions.</p>	

	Total Project Estimate	Prior Expenditures	FY 2002 Expenditures	FY 2003 Revised Budget Plan	FY 2004 Advertised Budget Plan	FY 2004 Adopted Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0	0
Construction		0	0	0	0	0	0
Other		0	0	0	665,000	0	0
Total	\$0	\$0	\$0	\$0	\$665,000	\$0	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$0	\$0	\$0	\$0

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014010	Commercial Revitalization Studies Program
Countywide	Countywide
<p>Description and Justification: This project provides FY 2004 funding of \$190,000 for the continuation of activities initiated in FY 2001, including contracted and/or part-time staffing that provides support as the Department of Housing and Community Development transitions from a primary emphasis on development projects to revitalization activities, marketing materials for countywide revitalization activities, consultant services, and training. In the <u>FY 2003 Adopted Budget Plan</u>, \$247,000 was provided for these activities as the agency continued the development of a strategic plan to implement the transitional activities.</p> <p>Funding prior to FY 2001 provided for commercial revitalization and blight abatement efforts to address program needs in conformance with area Comprehensive Plans for seven Revitalization areas: Bailey's Crossroads/ Seven Corners, Annandale, Richmond Highway, Lake Anne, Merrifield, Springfield, and McLean.</p>	

	Total Project Estimate	Prior Expenditures	FY 2002 Expenditures	FY 2003 Revised Budget Plan	FY 2004 Advertised Budget Plan	FY 2004 Adopted Budget Plan	Future Years
Land Acquisition		\$0	\$3,404	\$158,673	\$0	\$0	\$0
Design and Engineering		644,748	50,818	0	0	0	0
Construction		795	0	0	0	0	0
Other		53,026	171,011	389,524	190,000	190,000	0
Total	Continuing	\$698,570	\$225,233	\$548,197	\$190,000	\$190,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$190,000	\$0	\$0	\$0	\$190,000

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014104	Revitalization Program Costs
Countywide	Countywide
<p>Description and Justification: In FY 2004, funding in the amount of \$745,000 is provided for staff and administrative costs associated with the continuation of previously approved revitalization projects, and 3/3.0 SYE Merit Regular positions responsible for marketing and business activities associated with revitalization activities. The projects include Commerce Street Redevelopment, a public/private effort to revitalize the Commerce Street area between Old Keene Mill Road and I-95 in Central Springfield; Kings Crossing Development, a public/private project to redevelop the Penn Daw area between the intersection of North Kings Highway and Richmond Highway; Springfield Town Center, a public/private redevelopment project in Central Springfield including an Arts Center, parking, a marketplace, and housing; Annandale Town Center, a public/private development of residential properties; Bailey's Entrepreneurship Center, a location in Bailey's Crossroads area where multi-ethnic merchants from the area can display their goods and merchandise; Merrifield Streetscape, improvements to Gallows Road between Dunn Loring Metro and Route 29; and Mount Vernon Market Place, a location in the Mount Vernon area where merchants from the area can display their goods and merchandise.</p> <p>Staff costs in Fund 940, FCRHA General Operating, will also be reimbursed from this project and will be realized in Fund 940 as revenue. These positions have been responsible for housing development efforts producing financing fee income. However, the Department of Housing and Community Development is transitioning from a sole emphasis on housing development to broaden the scope of activity to include revitalization and redevelopment activities.</p> <p>The 3/3.0 SYE Merit Regular positions are included on the Organization chart in the Agency 38, Housing and Community Development General Fund, and are reimbursed from Fund 340 for revitalization related activities. These positions participate in public/private business partnerships, area marketing, real estate marketing, organizational development, graphics, and grant activities.</p>	

	Total Project Estimate	Prior Expenditures	FY 2002 Expenditures	FY 2003 Revised Budget Plan	FY 2004 Advertised Budget Plan	FY 2004 Adopted Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0	0
Construction		0	0	0	0	0	0
Other		425,000	660,000	745,000	745,000	745,000	0
Total	Continuing	\$425,000	\$660,000	\$745,000	\$745,000	\$745,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$745,000	\$0	\$0	\$0	\$745,000